

# Standards for Restoration & Guidelines for Restoring Cultural Landscapes

*When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.*

# Standards for Restoration

***Restoration*** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

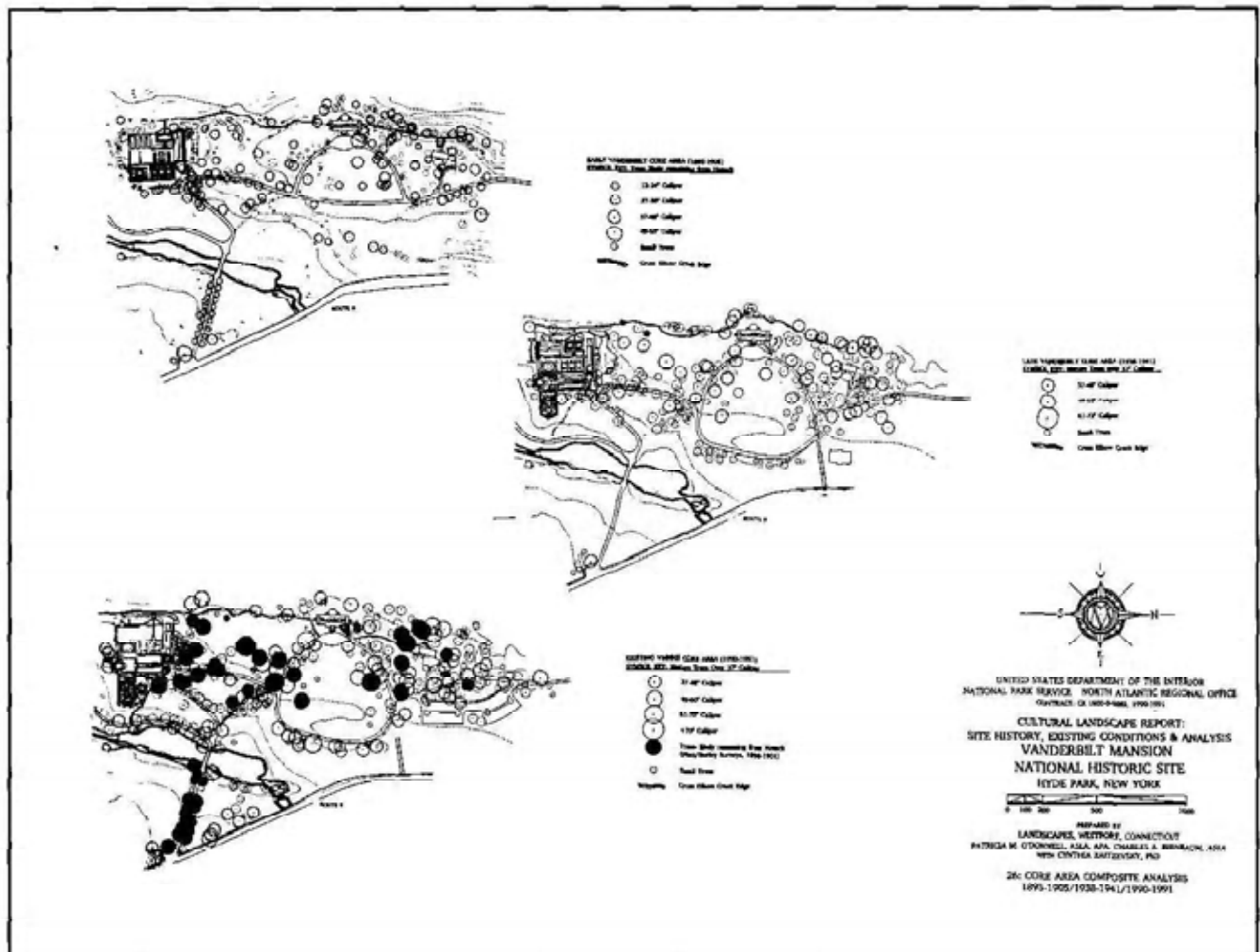
1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

## Introduction

Rather than maintaining and preserving a landscape as it has evolved over time, the expressed goal of the **Standards For Restoration and Guidelines for Restoring Cultural Landscapes** is to make the landscape appear as it did at a particular--and most significant--time in its history. First, those materials and features from the "restoration period" are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved) and replaced, if necessary. As opposed to other treatments, the scope of work in **Restoration** can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

## Identify, Retain, and Preserve Materials and Features from the Restoration Period

The guidance for the treatment **Restoration** begins with recommendations to identify the form and detailing of those existing materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on **identifying, retaining, and preserving** features from the restoration period is always given first. An overall evaluation of existing conditions should always begin at this level. The character of a cultural landscape is defined by its spatial organization and land patterns; features such as topography, vegetation, and circulation; and materials, such as an embedded aggregate pavement. This step must include archival research, survey of existing conditions and the development of period plans.



Restoration of the landscape as it appeared between 1830-1939 is the selected approach for the core area of the Vanderbilt Estate. Three historic periods in its development: 1895-1905; 1938-1941; and 1990-1991, with their character-defining spatial relationships and features were noted on period plans. A high level of accuracy and detail is essential to the success of any restoration project. (LANDSCAPES)



### ☐ Protect and Maintain Materials and Features from the Restoration Period

After identifying those existing materials and features from the restoration period that must be retained in the process of **Restoration** work, then **protecting and maintaining** them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work; it may be accomplished through permanent or temporary measures. Such actions could include the installation of temporary fencing around a vulnerable earthwork. Maintenance includes daily, seasonal, and cyclical tasks, and the techniques, methods and materials used to implement them. Repointing a stone burial marker from the restoration period is one example.

Once a **restoration** has been undertaken, an increased commitment to sustain the restoration period appearance will be necessary. Because of the dynamic nature of some features, particularly topography, vegetation and water, a landscape will exhibit cyclical changes, growth, and reproduction. Therefore, in some cases, maintenance efforts may need to be more elaborate.

### ☐ Repair Features and Materials from the Restoration Period

Next, when the physical condition of parts of features from the restoration period requires additional work, **repairing** is recommended. **Restoration** guidance focuses on those features and materials that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile or crumbling materials through consolidation (ex. Applying an inorganic substance such as barium hydroxide to friable masonry or applying epoxy consolidants to extensively deteriorated wood), when appropriate, and repointing with mortar of an appropriate strength. Repairing includes patching, splicing, or otherwise reinforcing materials using recognized preservation methods. Similarly, portions of a historic structural system of a footbridge could be reinforced using contemporary material such as steel rods. In **Restoration**, repairing may also include the limited replacement in-kind of extensively deteriorated materials or parts of features, and using surviving prototypes as a model. Using material which matches the old in design, color, and



Commemorative markers, such as this one that notes the emigrant graves at Robitoux Pass on the Oregon Trail, (near Scotts Bluff National Monument, Nebraska) were installed by the Daughters of the American Revolution. The historic marker and graves have been protected with a perimeter wire-woven fence. (courtesy NPS)



texture is always the preferred option; however, substitute material is acceptable if the new material conveys the same visual appearance as the historic period. Creating a mold of an iron fence finial to replace another finial that is extensively deteriorated is one example.

❶ **Replace Extensively Deteriorated Features from the Restoration Period**

In **Restoration**, *replacing* an entire feature from the restoration period, such as an arbor, pool, or bench, that is too deteriorated to repair may be appropriate. Together with documentary evidence, any remaining physical fabric of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. When possible, new work should be unobtrusively dated to guide future research and treatment.

If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment **Rehabilitation** might be a better overall approach to project work.



*A section of a historic wall at Stan Hywet Hall in Akron, Ohio, was in need of restoration. Here, the limited replacement of a section of the wall was undertaken utilizing surviving stone and stones that matched the old in form, size, and color. Compatible substitute material could also have been used. (Smith, 1993)*



The area known as the music pavilion at Tower Grove Park in St. Louis, Missouri, had been badly deteriorated including its central pavilion, marble busts, radiating walks, lawn areas and curbing. Utilizing photographic documentation, [top] the pavilion [opposite top right] and its associated landscape were restored to portray the pavilion as it would have appeared at a certain time. For example, the marble busts of eminent composers were replaced with pre-cast concrete replicas of the originals [bottom, foreground]. [Tower Grove Park]

## Remove Existing Features from Other Historic Periods

All cultural landscapes represent a continuum over time, but in **Restoration**, the goal is to depict the landscape as it appeared during a particular time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as parking lots, modern farm equipment or timberform play structures. Prior to removing or altering spatial organization and land patterns; and features and materials that characterize other historic periods, they should be documented to guide future research and treatment.

*This Demolition Plan, prepared as part of the restoration for the Tao House Courtyard, at the Eugene O'Neill National Historic Site [below] in Danville, California, reflects the removal of features that were built after the period of significance. Those features removed, including walks, steps, patio and plant materials, may be attributed to a later design by landscape architect Ted Osmundson. (courtesy NPS)*

## Re-Create Missing Features from the Restoration Period

Most **Restoration** projects involve re-creating features that were significant to the landscape at a particular time, but are now missing. Examples could include a lost outbuilding, path or fence. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these "re-creations," an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in **Restoration** because, as emphasized, the goal of this treatment is to replicate the "appearance" of the cultural landscape at a particular time, not to retain and preserve all historic materials as they have evolved over time.

